

2006 Guide To Subsidized Housing

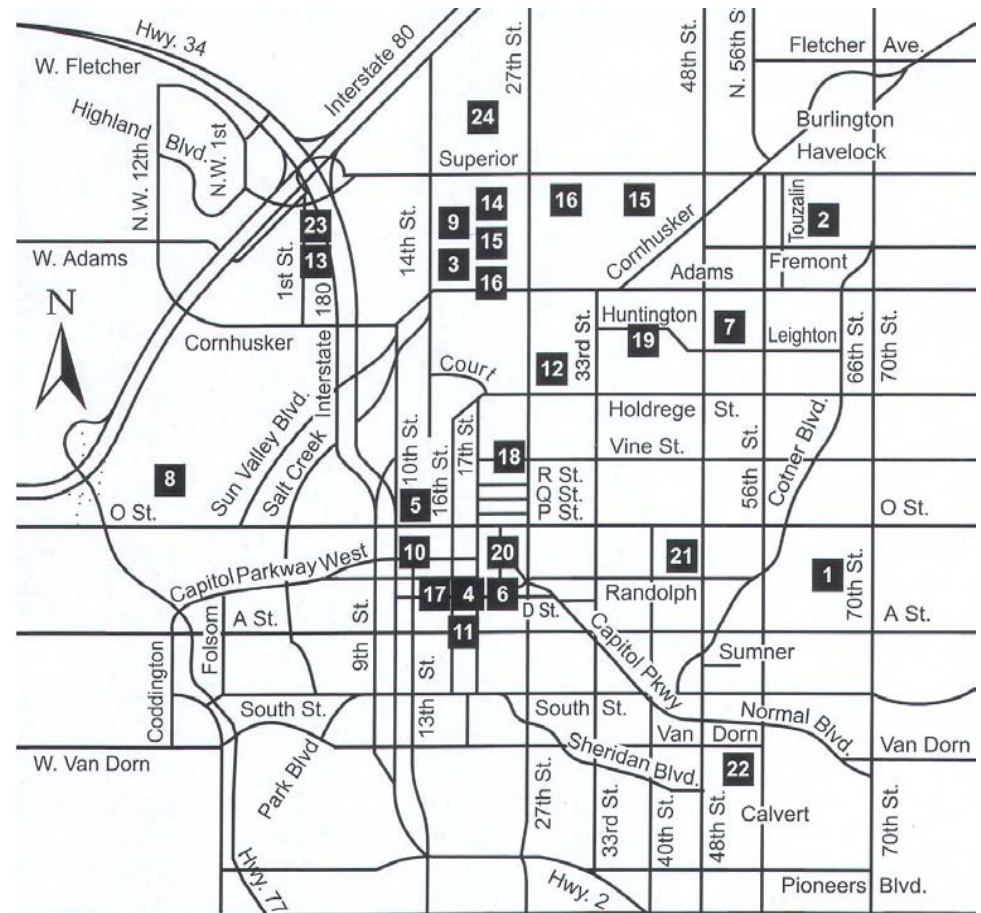


Life

**1005 'O' Street, Suite 300
Lincoln, NE 68508-3628**

(402) 441-7070 Lincoln and Lancaster County
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First Service Counselors are available
Monday, Tuesday, Thursday, & Friday
9:00 a.m. - 4:00 p.m.
and
Wednesday 12:30 p.m. - 4:00 p.m.



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Answers About Subsidized Housing

What is subsidized housing?

Subsidized housing is a federal program designed to reduce the rental housing costs for low-income individuals and families. The government pays a portion of the rent to the landlord for eligible households.

Who qualifies?

Qualified individuals are 62 years or older, and/or disabled. A married couple qualifies as long as one spouse meets the age and/or disability requirement.

What are the income guidelines?

There are three sets of annual income guidelines:

Very Low Income: \$23,150 for an individual
\$26,450 for a couple
Low Income: \$37,050 for an individual
\$42,300 for a couple.

Check with Lincoln Housing Authority for latest figures.

What is considered income?

Income is defined as Social Security, Railroad Retirement, private pensions, wages, and interest on savings or investments. There is no limit on the total amount of financial assets per person.

How much rent will be charged?

The rental amount is approximately 30-percent of adjusted annual income, after deducting out-of-pocket medical expenses for the past year.

Are utilities included in the rent?

In some subsidized units, the utilities are included in the monthly rent. In others, the tenant has to pay, but the amount of rent is reduced to defray some of the cost of utilities.

Please note that the specific information contained in this guide, such as names, telephone numbers, and dollar amounts, are current as of March 2006 and are subject to change

Checklist can help guide decision to move

Should I stay or should I move? That's a question many older people ask at some point. If you find yourself there, you probably already know that making a decision can be difficult.

Housing consultants strongly recommend that you consider many factors before moving. First, ask yourself what it is that you really want. Do you have health problems that limit your choices? Do you need to live close to relatives and friends?

Moving from a home that you've lived in for years can be an emotional experience. It's best to weigh all the factors carefully before making your decision. Here are some questions that can help:

Know what you really want

- ◆ Do you prefer living in a rural, suburban, or urban area?
- ◆ Do you want to stay in your current neighborhood?
- ◆ Is it safe?
- ◆ Is it important to live near public transportation, a grocery store, a drug store, and other frequent destinations?
- ◆ Do you need or want to live close to friends and relatives?

- ◆ Will you use all the space you have if you stay in your current home?
- ◆ Do you want to live in housing that's built exclusively for older people, or do you want to live in housing for people of all ages?

Health/social concerns

- ◆ Do you have health problems or physical limitations that make staying in your current residence difficult?
- ◆ How much maintenance can you handle? Does your home make you feel tied down?
- ◆ If you stay where you are, can you get more help from family members, neighbors, and friends?
- ◆ Can you do things to your home to make it more livable, such as adding grab bars, or remodeling your bathroom or kitchen?
- ◆ If you stay in your current home, will you be able to get out as often as you wish?
- ◆ Do your neighbors represent a support system to you?
- ◆ If you stay in your home but can't get out, will you be visited often enough by friends and relatives? If not, will you be able to obtain visits from senior companions or other volunteers?
- ◆ Are your friends or family worried about you staying in your current home? What do they suggest? What would you be forced to leave behind if you moved into senior housing?

Finances

- ◆ How much are you currently spending on housing, including mortgage payments, insurance, utilities, and property taxes? How much are you willing to spend in another location?
- ◆ If you move, do you want to rent or own your housing unit? What are the initial costs? Is there an entrance fee or deposit, and is it refundable?
- ◆ What are the ongoing costs? What are the monthly payments? What do those payments cover?

If you decide to move and plan to tour senior housing, here are some questions to consider on your visit:

- ◆ Do you like the location or the neighborhood?
- ◆ Is there adequate parking? Is a garage unit available if you need one?
- ◆ Is the general atmosphere of the building warm and pleasant? Are staff members or the manager easy to talk to?
- ◆ What amenities, such as library, exercise room, crafts room, beauty/barber shop, chaplaincy or convenience store are important to you? Are these amenities offered in separate rooms?
- ◆ Is there a variety of activities for you to participate in?
- ◆ Are there extra storage areas?
- ◆ Do the hallways have good lighting that is easy to use?
- ◆ Does the living unit you're considering provide you with adequate privacy? Do the unit's design features fit your needs, for example, wide doors? Is there an emergency call system in the unit? Are there plenty of storage areas? Is there adequate counter and shelf space in the kitchen?
- ◆ How many, if any, meals are served? Are meal choices offered and special diets accommodated?
- ◆ Does the building offer special transportation for shopping or medical appointments?
- ◆ Are housekeeping and laundry services available? Are on-site home-health services available? What are the charges for extra services?
- ◆ If you have a pet, are pets permitted? If you like to garden, are there garden plots available?
- ◆ Is there a resident council through which you can have a means of voicing your views on the management of the building?
- ◆ Who is the sponsor/owner/management company? Are you familiar with the company? Does it have a solid reputation for providing quality housing?

Lincoln Housing Authority Apartments

**5700 'R' Street
Lincoln, NE 68505
(402) 434-5500**

**Monday through Friday
8:00 a.m. - 4:30 p.m.
www.l-housing.com**

Lincoln Housing Authority owns and manages two buildings exclusively for senior citizens - Burke Plaza and Mahoney Manor. Applications are made through Lincoln Housing Authority. No Section 8 certificate is required to live in these housing units. Both have a resident services coordinator.

**Burke Plaza
6721 'L' Street
Lincoln, NE 68510**

**Lincoln Housing Authority
434-5500**

Age limit is 62 years or disabled (Persons 62 years and older have priority.)

90 one-bedroom units. Paid utilities.

One year lease. Deposit required.

Pets permitted. Deposit required.

Laundry facilities

Elevator

On bus route

Community room

Income guidelines: \$37,050/individual \$42,300/couple
This complex frequently has a waiting list

**Mahoney Manor
4241 North 61st Street
Lincoln, NE 68507**

**Lincoln Housing Authority
434-5500**

Age limit is 50 years and older (Persons 62 years and older have priority.)

120 efficiency, one- and two-bedroom units. - \$150 deposit.

One year lease not required - 15-day notice required

Pets permitted - deposit required

Paid utilities

Laundry facilities

Elevator

Community room

Income guidelines: \$37,050/individual \$42,300/couple

Section 8 Program

Lincoln Housing Authority
(Administers the Section 8 Program)

**434-5500
www.l-housing.com**

Under this program, you apply for a Section 8 voucher that proves your eligibility for the subsidy, and permits you to select and negotiate for your own rental unit in the community. Housing Choice vouchers are issued for apartments, houses, and mobile homes. Your family size determines the voucher need. There is a waiting list.

Private Apartments Accepting Section 8 Vouchers

**Aspen Haus
1500 Knox Street
Lincoln, NE 68521**

**US Property
475-8776**

Age limit is 60 years or older

30 one-bedroom and two-bedroom units. Four units are wheelchair accessible.

One year lease. Deposit required. Tenant pays electricity (units are all-electric.)

Pets permitted; fish or up to two birds

Laundry facilities

Elevator

Community room

Garages

On bus route

Income guidelines: \$23,150 one-bedroom
\$26,450 two-bedroom

Rent without subsidy is available. Call for current amounts.

Capitol Hill Apartments
1801 'J' Street
601 South 18th Street
Lincoln, NE 68508

Judy Guillatt
476-6829

Age limit is 55 years or older
43 one-bedroom units in each building; 86 units total
One year lease. Deposit required. Paid utilities.
No pets permitted
Elevator Steps into building but ramp is available.
Laundry facilities
Community room

Storage
On bus route

Income guidelines: \$23,150 individual \$26,450 couple

Rent without subsidy is available. Call for current amounts.

Crossroads House
1000 'O' Street
Lincoln, NE 68508

Lincoln Housing Authority
434-5500

Age limit is 55 years or older
58 one-bedroom units
Three units are wheelchair accessible
Six-month or one year lease. Deposit required.
Paid utilities
Parking available \$25 monthly
Cats allowed, \$300 deposit
Resident services coordinator
Community room

Elevator
Laundry facilities
On bus route

Income guidelines: \$27,780 individual \$31,740 couple

Rent without subsidy is available. Call for current amounts.

Charles Senior Housing
1933 'G' Street
Lincoln, NE 68510

Bob Brockmeyer
476-1202
Cell 730-3496

Age limit is 62 years or older
38 one-bedroom units
Five units are wheelchair accessible.
One year lease. Deposit required.
Tenant pays electricity (units are all-electric)
Cats are permitted
On bus route
Elevator

Laundry facilities
Community room

Free wellness services provided by Madonna Rehabilitation Hospital.

Income guidelines: \$23,150 individual \$26,450 couple

Rent without subsidy is available. Call for current amounts.

Lincoln Manor
2626 North 49th Street
Lincoln, NE 68504

Jackie Fieselman
466-6213

Age limit is 62 years (or younger disabled)
26 efficiency, 27 one-bedroom, and 2 two-bedroom units
One year lease. Deposit of one month's rent required.
Paid utilities
Small pets permitted, \$100.00 deposit required

Laundry facilities
Elevator
Community room

Income guidelines: \$23,150 individual \$26,450 couple

Rent without subsidy is available. Call for current amounts.

This complex frequently has a waiting list.

Portia Place Town Homes
3401-3539 Portia Street
Lincoln, NE 68521

US Property
475-8776

Ages 19 and older
32 two-bedroom, three-bedroom, and four-bedroom units
Four handicapped accessible units
Deposit required
Tenant pays gas and electricity. Portia pays water and trash
Washer and dryer hookups Stairs
 Attached garages

Income guidelines: \$37,050 two-bedroom
 \$42,300 three-bedroom

Rent without subsidy is available. Call for current amounts.

President/Ambassador
1330 and 1340 Lincoln Mall
Lincoln, NE 68508

Concord Mgt.
476-0086
Resident Mgr.
474-4606

56 efficiency and 28 one-bedroom units
Five units are wheelchair accessible
One year lease. \$225 deposit required.
Laundry facilities Community room
Elevator On bus route

Income guidelines: \$23,150 individual \$26,450 couple

Rent without subsidy is available. Call for current amounts.

Rudge Memorial
1810 'E' Street
Lincoln, NE 68508

Bob Brockmeyer
Cell: 730-3496

Age limit is 62 years
35 one-bedroom units
One year lease. \$250 deposit required.
Paid utilities
Small pets allowed - \$100 deposit
Elevator Community room
Laundry facilities On bus route available

Free wellness services provided by Madonna.
Call for move-in specials. Rent without subsidy is available.

Other Apartments in Lincoln

The following apartment buildings are also subsidized through the federal government. If you are interested in renting, please call the contact listed. *You do not need to contact Lincoln Housing Authority to rent any of the following apartments.*

Elizabeth Stabler
2000 N. 28th Street
Lincoln, NE 68503

US Property
475-8776

Age limit is 62 years or mobility impairment only
27 efficiency and one-bedroom units
Two units are wheelchair accessible
One year lease. Paid utilities
Pets permitted Elevator
Laundry facilities Community room

Income guidelines: \$37,050 individual \$42,300 couple

Fairfield West Townhouses
231 Fairfield
3741 Chadd Ct.
3621 N. 3rd Street
Lincoln, NE 68521

US Property
475-8776

Ages 19 years and older
50 two-bedroom and three-bedroom units
Four handicapped with ramp
Lease and deposit required
Tenant pays gas and electricity
Washer and dryer hookups

Stairs
On bus route
Attached garages

Income guidelines: \$23,150 individual \$26,450 couple

This complex frequently has a waiting list

Garden Apartments
3500 and 3512 Portia Street
Lincoln, NE 68521

US Property
475-8776

Ages 19 years and older
23 one-bedroom and two-bedroom units
One handicapped, lower level
One year lease. Deposit required.
Tenant pays gas and electricity
Small pets permitted. Two birds or fish accepted
Laundry facilities

Stairs
On bus route

Income guidelines: \$37,050 individual \$42,300 couple

This complex frequently has a waiting list.

Glenbrook Townhouses
1600 Knox Street
3458 Portia Street
Lincoln, NE 68521

US Property
475-8776

Ages 19 years and older
90 two-bedroom and three-bedroom units
Tenant pays gas and electricity
Lease and deposit required
On bus route

Washer and dryer hookups
Stairs

Income guidelines: \$37,050 individual \$42,300 couple

This complex frequently has a waiting list.

Huntington Park
4000 Huntington Street
Lincoln, NE 68504

Del Dearborn
466-7515
Tues., Thurs., Fri.
8:00 a.m.-12:00 p.m.

40 one-bedroom and two-bedroom units.
Four units are wheelchair accessible.
One year lease; 30-day notice. Deposit required.
Tenant pays utilities. Tenant receives utilities allowance.
Pets are permitted. Deposit required.
Laundry facilities
Elevator

Community room
On bus route

Income guidelines: \$23,150 individual \$26,450 couple

LEW Housing for the Elderly
1700 'J' Street
Lincoln, NE 68508

Age limit 62 or disabled
105 one-bedroom units
One year lease. Deposit required.
Paid utilities
One small pet is permitted
Free surface parking available; \$25.00 underground parking.
Service coordinator available
Community room
On bus route

US Property
475-8776
Resident Mgr.
474-4003

Laundry facilities
Elevator

Income guidelines: \$37,050 individual \$42,300 couple

Malone Manor
737 North 22nd Street
Lincoln, NE 68503

Bernie Kuszak, Manager
476-8895

Age limit 62, or disabled
50 one-bedroom units
Five units are wheelchair accessible
One year lease. 30-day notice.
Deposit required
Paid utilities
Pets are permitted
Community room.
Laundry facilities

Elevator
On bus route

Income guidelines: \$23,150 individual \$26,450 couple

This complex frequently has a waiting list.

Mercy North Glen
1501 & 1503 Knox Street
3205, 3303, 3305, 3307
3235 & 3237 Portia Street
Lincoln, NE 68521

Marsha Detmer
477-3512

One-bedroom and two-bedroom units
One year lease, deposit required
Tenant pays gas and electricity
Small pets permitted. Two birds or fish only.
Stairs
On bus route

Laundry facilities

Income guidelines: \$23,150 individual 26,450 couple

Rent without subsidy is available. Call for current amounts.

This complex frequently has a waiting list.

Mercy Western Manor
2210, 2130, 2200, & 2300
West 'Q' Street
Lincoln, NE 68528

Marsha Detmer
477-3512

Age 19 and older
81 one-bedroom and two-bedroom units
30-day lease. Deposit required.
Tenant pays electricity. Tenant receives electricity allowance.

No pets permitted
Laundry facilities
Stairs
On bus route

Income guidelines: \$23,150 individual \$26,450 couple

Rent without subsidy is available. Call for current amounts.

This complex frequently has a waiting list.

Plaza V
705 South 18th Street
Lincoln, NE 68508

Ann Galloway
477-9526
Cell: 610-2423

Age limit is 62 years or older
33 one-bedroom and two-bedroom units
One year lease. Deposit required.
Paid utilities Pets permitted; fish or birds
Non-smoking units are On bus route
available Laundry facilities
Elevator Parking; covered or uncovered

Income guidelines: \$23,150 individual \$26,450 couple

Raymond Phillips Senior Manor
2951 North 5th Street
Lincoln, NE 68521

US Property
475-8776

Age limit is 62 years or mobility impaired only
21 one-bedroom units
Two units are wheelchair accessible
No stairs or elevator. Facility is all on one level.
One year lease. Deposit required. Paid utilities
Pets permitted Laundry facilities

Income guidelines: \$37,050 individual \$42,300 couple

This complex frequently has a waiting list.

Tabitha Village
841 & 843 South 47th Street
Lincoln, NE 68510

Roger Hill
486-8595

Age limit is 62 years or older
112 one-bedroom units and 16 two-bedroom cottages
Lease and deposit required
Paid utilities
Pets permitted. List of allowed pets available. Deposit required.
Laundry facilities Elevator
On bus route

Income guidelines: \$23,150 Individual \$26,450 couple

This complex frequently has a waiting list.

Union Manor Apartments
5211 Calvert Street
Lincoln, NE 68506

Cheryl Crawford
483-4504

Age limit is 62 years or older
56 one-bedroom units
Six units are wheelchair accessible
One year lease; deposit required
Paid utilities
Pets permitted. List of allowed pets available.
Elevator Laundry facilities
On bus route Community room

Income guidelines: \$23,150 individual \$26,450 couple

This complex frequently has a waiting list.

Walter Apartments
5501 Sea Mountain Road
Lincoln, NE 68521

Elizabeth Payne
435-3632

Age limit is 62 years or older
100 one-bedroom units
Four units are wheelchair accessible throughout
Lease and deposit required, Paid utilities
Pets permitted; list of allowed pets available
On bus route
Elevator
Community room
Laundry facilities

Income Guidelines: \$23,150 Individual \$26,450 Couple
This complex frequently has a waiting list

Other Apartments Outside of Lincoln

Hickman Elderly Housing
100 Fence Rock Court
Hickman, NE 68372

Taryn Long
489-2333

Age limit is 62 years or older
22 one-bedroom units
Two units are wheelchair accessible
Facility is all on one level mall
One year lease. Deposit required.
Laundry facilities
No stairs or elevator
Pet permitted

Income guidelines: \$23,150 individual \$26,450 couple

North Meadows
11141 North 137th Street
Waverly, NE 68462

Knudsen Management
1102 S 4th Street
Norfolk, NE 68701
786-2255

Age limit is 62 and older or younger disabled
14 one-bedroom units; eight two-bedroom units
One year lease. Tenant pays electricity and gas.
One small pet permitted. Deposit required
No stairs or elevator
Laundry facilities

Income guidelines: \$37,050 individual \$42,300 couple

Further Assistance?

- ☛ Do you have additional questions or concerns?
- ☛ Do you need assistance?

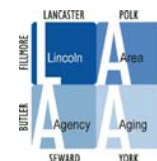
Please call us at (402) 441-7070!

LIFE is a publicly-funded human service organization that specializes in aging, elder care, and retirement concerns. We serve older people, families, and the public.

LIFE welcomes opportunities to answer questions about the Lincoln Area Agency on Aging and benefits. We can help you select and arrange services. Our specially trained counselors can discuss personal circumstances and share over 25 years of experience.



Lincoln Area Agency on Aging
1005 'O' St., Suite 300, Lincoln, NE 68508
(402) 441-7070 or 1-(800) 247-0938



- ▲ This booklet, issued to inform, not to advise, has been prepared and published by the Lincoln Area Agency on Aging - LIFE.
- ▲ It is distributed to help you obtain useful information regarding available community services.
- ▲ This is not an inclusive list of providers and the information is subject to change following publication.